

7644

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 7644

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATIONNAME: TANAKA, ZenmatsuHOME ADDRESS: 565 - E. Cordova St., Vancouver, B. C.REGISTRATION NUMBER 07312 SEX: (M) AGE: 25OCCUPATION: Mill Worker

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Johnson Sash & Door Company - S. end of Main Street.
Vancouver, B. C.MARRIED? NoNAME OF WIFE OR HUSBAND: ---

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: _____

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: _____

2. BUILDINGS AND OTHER IMPROVEMENTS: _____

3. INSURANCE (Give particulars; state where policies are) _____

4. TAXES (Amount and where payable) _____

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) _____

6. OCCUPANCY AND LEASES (If vacant so state) _____

23

X

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 565 - E. Cordova St., Vancouver, B. C.
6 room frame dwelling owned by my father, Jinya Tanaka
2. LANDLORD'S NAME AND ADDRESS: My father, Jinya Tanaka - 565 E. Cordova St.,
Vancouver, B. C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Free

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$30.00 War Saving Certificates in my possession. Maturing 1951.
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: _____
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____
2. TRADE DEBTS: _____

REMARKS: _____

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 4th day of May 1942.

(Signature)

Z. Tanaka

Witness

FOR DEPARTMENTAL USE

P.D. 30/11/42
INFORMATION FROM R.C.M.P.

7644

Date Aug. 28/43.

Our File No. 7644

Full Name TANAKA, Zenmatsu
(Surname in Block Letters)

Registration No. 07312

Male - Female
(check)

Age July 20, 1916

Former Address 565 E Cordova St. Vancouver, B.C.

Date Evacuated 4/5/42

Naturalized - Canadian-Born - National
(check)

Present Address

47 Cannon St. Hamilton, Ont. 1/5/47
69 Jackson St. St. W.
Hamilton, Ont.

Married - Single
(check)

Name of Wife

Name of Husband

Name of Mother (MORI) Kasa #6288

Name of Father TANAKA Janyo #6286

Names of Children under 16

Requested by E. G. G.

Registered with Custodian YES
(Yes or No)

Additional Information mill worker - 1 house above address
owned jointly with father. Worked for Powell Lumber
& Fuel Company

3630/7644

June 2nd, 1947.

REGISTERED

Messrs. Jinya TANAKA & Zenmatsu TANAKA,
Reg. Nos. 06286 & 07312,
47 Cannon Street W.,
Hamilton, Ontario.

Dear Sirs:-

Re:- Joint account

We have brought forward your joint file and account for review so that we shall be in a position to supply you with a brief report in respect to same.

As you are aware the principal asset in which you were jointly interested was the Realty at 565 East Cordova Street, Vancouver, B.C., known as Lot 19, Block 53, District Lot 196.

This property was placed in the hands of H.A. Roberts, Ltd. Agents, for administration and they reported to this office from time to time forwarding rentals collected for credit of your joint account on our books. As the building was in poor condition, considerable outlay was required for repairs as shown by the enclosed statements. There was also an amount of \$768.22 required to be paid in your behalf to clear the title for the purchaser of the property. This is also shown in the enclosed statements.

We are now forwarding herewith statements of your Joint account as follows:-

1. General Statement showing credit balance of \$799.24 in the joint account.
2. Sales statement of 565 E. Cordova Street the amount as shown being carried forward to General Statement.

We have prepared and are forwarding our cheque for \$799.24 payable to both of you, so that you may arrange the division of same to suit yourselves. A copy of this letter will be forwarded to each of you and the cheque will be enclosed in the letter addressed to Jinya TANAKA.

The foregoing together with previous letters, statements and reports in regard to this property would appear to advise you of all details in connection with this transaction and accordingly we shall be obliged if you will confirm same when acknowledging receipt of the enclosed cheque.

For your convenience in replying we are enclosing a self-addressed envelope.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRD/DD. Encls 4.

STATEMENT RE SALE OF:

Catalogue No: 62

Street Address: 565 E. Cordova St.
Vancouver, B.C.

Legal Description:

19/53/196

Name: TANAKA, Zenmatsu
TANAKA, Jinya

File No: Reg. No. 06286-07312
3630-7644

Date of Sale and Adjustments March 16, 1944.

Sale Price		\$ 1550.00
Real Estate Agents Commission	\$ 77.50	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	8.00	
Encumbrances:		
Unpaid Vendor	768.22	
Mortgage		
Advance of Buyer		
Other Charges		
Adjustments:		
Fire Insurance		6.20
Taxes	11.38	
Water	2.89	
	876.99	
		\$ 1556.20
Net Proceeds credited to your account as at March 16th, 1944		679.21

Date: December 28th, 1945.

Compiled by: Mr. George Peters.

Jinya & Zenmatsu TANAKA

File No. 3630 & 7644
Reg. No. 06286 & 07312

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 14	Water rates	\$ 7.00	\$	
November 12	Repairs	4.90		
December 23	Taxes 1942 Rents collected Agent's commission	54.68 4.00	80.00	
1943 March 10	Land Registry Office - Certificate of Encumbrance	1.00		
April 15	Water rates	10.45		
May 25	Shingling roof	109.40		
June 29	Taxes	52.50		
November 26	Payment on Agreement for Sale	50.00		
December 18	Repairs Rents collected Agent's commission	2.62 15.00	300.00	
1944 January 20	Fire Insurance premium	6.60		
February 20	Water to 31st December 1943 Rents collected Agent's commission	21.50 3.75	75.00	
March 16	Balance rents to date, net Credit re Sale of Property		8.43 679.21	
		\$ 343.40	\$1,142.64	

CR \$ 799.24

Catalogue No. 62

Files No. 3630 & 7644

365 East Cordova Street

19/33/196

ADJUSTMENTS

As of March 16, 1944 - 76 days.

Debit purchaser

Registration fees on Deed. \$1,550.00	\$ 7.45
Insurance premium - \$6.60 @ 93.9% (9/1/47)	6.20

Total debits

\$ 13.65

Credit purchaser

76/365 x \$54.68	Seller's proportion of taxes for 1944	\$ 11.38
76/184 x \$ 7.00	Water to June 30, 1944	2.89
Full amount of rent collected from March 16th to April 5th		
	20/31 x \$23.75	15.32
Full amount of rent collected from April 6th to May 5th		23.75

Total credits

\$ 53.34

Less total debits

13.65

Net credit due to purchaser

\$ 39.69

as to Mr. & Mrs. Stef Stasink
H. A. Roberts Ltd.

7644/3630
Patterson

16th March, 1944.

Messrs. Campbell & Pemberton,
506 Crown Building,
615 West Pender Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 62
565 East Cordova St.

This will acknowledge receipt of your letter of the 9th instant in which you advise that your client is prepared to revise his former bid and now offers to purchase the above property for the sum of \$1,550.00 and enclosed cheques in the amount of \$1,550.00.

This is to advise you that we are prepared to recommend the acceptance of this offer.

We note that you wish this property to be registered in the names of Stef Stasiuk, Restaurant operator, and Nasilia Stasiuk, his wife, of 632 Union Street, Vancouver, B.C. as Joint tenants and that they are British subjects.

The necessary documents will now be prepared and forwarded to the Secretary of State at Ottawa, with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

On receipt of the signed documents a statement of adjustment of taxes, etc. will be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy and your client will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

PMH

ERIC W. PEMBERTON
RES. PACIFIC 8404

FRANK G. CAMPBELL
RES. BAYVIEW 2728L

PROPERTY MANAGEMENT
MORTGAGES

Campbell & Pemberton

REAL ESTATE AND FINANCIAL BROKERS

Telephone Pacific 9695

506 CROWN BUILDING
615 WEST PENDER STREET.

VANCOUVER, B. C.

INSURANCE
APPRAISALS

Rec'd	_____
File No.	7644/3630
Ans.	_____
Referred	HARRIS

March 9, 1944.

Your File No. 7644/3630

Office of the Custodian,
Department of the Secretary of State,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Attention Mr. F. G. Shears:

Re- Catalogue No. 62
565 East Cordova Street.

Further to your advice that your asking price for the above property is \$1,550.00, we have now to advise that we have discussed the matter with Mr. Stipac, who is acting on behalf of an employee, and have now received a firm offer to purchase this property for that amount.

We are enclosing herewith certified cheque for \$1,500.00 together with Mr. H. D. Campbell's cheque for \$50.00, making up the above-mentioned purchase price.

Will you be good enough to have the papers drawn in the names of Stef Stasiuk and Nasitla Stasiuk, who are man and wife. The former is a restaurant operator and the latter is a housewife. Both are naturalized Canadian Citizens and reside at 632 Union Street.

Will you be good enough to acknowledge receipt of the enclosures and confirm your acceptance of this offer to purchase the property.

Yours very truly,

CAMPBELL & PEMBERTON.

Per. F. G. Campbell

Encl.

3630 & 7644.

December 19, 1942.

Mrs. L. F. Taylor,
2474 Eton Street,
Vancouver, B. C.

Dear Madam:

Re: Jinva & Zenmatsu TANAKA

In reply to your letter of the 12th instant, we regret to advise you that we are unable to understand some of the statements made in your letter.

It is our understanding that the property at 565 East Cordova Street described as Lot 19, Block 53, D.L. 196 is owned by the above parties and that your interest is by way of a mortgage against the property. For this reason, we do not understand your statement that taxes were in arrears and the house had to be shingled and that all this expense has had to be borne by you. 1942 taxes amounting to \$54.68 are being paid by us during this month. Will you please let us have a further explanation of this matter. Do you mean that you have paid an amount of taxes prior to the 1942 taxes and subsequent to your sale to the Tanaka's and that you have also paid for the cost of reshingling the roof. If so, please let us have the details of these expenses paid by you.

We would like to have for our files a copy of the Mortgage given you by the Tanaka's on this property and also a statement giving the original amount of the Mortgage, payments made, interest charged and the balance now owing.

It might be well if you could call at this office the next time you are in Vancouver so that we may discuss these matters.

See Master File - 3630

Catalogue No. 62.

File No. 3630 & 7644

TANAKA, Jinya & Zenmatsu

Reg. Nos. 06286 & 07312

Civic Address: 565 E. Cordova St., Vancouver.

Legal Description: Lot 19, Blk. 53, D. L. 196,
Sp. 1, N.W.D., Plan 196.

Classification: Dwelling.

SOLD

This property has been sold to Stef Stasiuk,
Restaurant Operator and Nasitia Stasiuk,
Joint Tenants, for \$1,550.00. See Mr. Shears'
Letter of March 16th, 1944.

1942

Aug. 5th

Inventory of goods left with tenant.

1944

Mar. 1st

Memo re Claims (Nil)

07312

1999

TAKAKA, Zennetsu

FILED
1962

7644

(See also File 3530)

[illegible]

FIRE INSURANCE SUMMARY

Jinya TANAKA Reg. No. 06286 File No. 3630
Zematsu TANAKA Reg. No. 07312 File No. 7644

Jinya Tanaka, Reg. No. 06286, declared on his J.P. Form signed 10th April 1942, that there was a Fire Insurance Policy for \$1200.00 issued by the Queen Insurance Company, No. 222326, covering on the dwelling 565 East Cordova Street, Vancouver, B. C., expiring January 9th, 1944. This policy was renewed with the same company under No. 281666, expiring January 9th, 1947, and was transferred to Stef Stasiuk and Masilia Stasiuk, "Joint Tenants" April 29th, 1944, and \$6.20 Unexpired Fire Insurance Premium was placed to the credit of Jinya Tanaka and Zenmatsu Tanaka's Joint Account.

The above summary is certified to be in accordance with information on file.

April 30th, 1947.

D. A. CRAMER.

DAC:10

File No. 7644

-- SUMMARY --

April 30th, 1947

-- PERSONAL PROPERTY --

Re:- Zenmatsu TANAKA,
Reg. No. 07312

CHATELS: -

No Chatels were declared by Zenmatsu TANAKA in his registration J.P. form.

WAR SAVINGS
CERTIFICATES

On Page 3 of Zenmatsu TANAKA's registration May 4th, 1942 mention is made of \$30.00 War Savings Certificates in owner's possession and maturing in 1951. As these did not vest with the Custodian and did not come under his control, no action was taken with regard to them.

LIFE INSURANCE;

Mention is made on the file of a policy in Sun Life Assurance Company No. 2144366. He did not declare this policy in his registration. As this did not vest with the Custodian no action was taken.

SPECIFIED ARTICLES:

- No Cameras, radios, Fire Arms or Vessels are revealed in the registration or the file.

No other Personal Property of any kind is revealed on the file.

The above Summary is certified to be in accordance with the information on file, April 30th, 1947.

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian.

REAL PROPERTY SUMMARY

JAPANESE NAMES: Jinya TANAKA Reg. No. 06286 File No. 3630
Zennatsu TANAKA Reg. No. 07312 File No. 7644

CATALOGUE NO: 62

PROPERTY ADDRESS: 565 East Cordova Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 19, Block 53, District Lot 196, Group 1, New Westminster District, Plan 196.

TITLE: Registered in the name of Lillian Florence Taylor.

ENCUMBRANCES: Registered: 21566-M 4th March 1941 11.13 Jinya Tanaka and Zennatsu Tanaka Right to Purchase for \$1600. Int 6%.
Vesting Order filed No. 35753, dated Feb. 15/43.
Unregistered: No indication.

ASSESSED VALUES: Land \$625.00
Improvements 850.00 - \$1475.00 Taxes - \$54.68

CLASSIFICATION: Two storey, six-room dwelling 20'6" x 36' concrete foundation with basement. Hot air furnace built on a 25'x122' Lot. We quote from valuator's report, 10th August 1943,
"Condition - 40 years old. Former owner lived here 36 years. Settlement at back and floors sunk. Plank floor in basement needs renewing. Water seepage. Furnace new 6 years ago. Plumbing old and worn except new w.c. tank. Some decorating and plaster repairs needed. Back steps sunk. Siding painted in front only remainder needs paint. Roof repaired."
"Allowing for the repairs necessary, we are of the opinion that the market value of this property is \$1,550.00."

HISTORY OF ADMINISTRATION: Messrs. H.A. Roberts Limited were appointed rental agents for the above-described property, and leased it on a monthly basis to H.C. Robinson as from August 6th, 1942, consideration \$25.00 per month payable in advance. Mr. Robinson was approved of as a tenant by Mrs. L. F. Taylor who sold the property under an Agreement for Sale to the TANAKAS.

Rents collected \$480.00 against which were the following charges:
Furnace and Roof repairs \$ 7.52
Water Rates 17.45
Commission 24.00
\$48.97

SOLD: To: Stef Stasiuk and Nasitia Stasiuk "Joint Tenants" for \$1550.00 as at March 16th, 1944.
Approval of Advisory Committee March 15th, 1944.

1944.

- Page 2 -

File Nos. 3630 and 7644

Funds released to the credit of Jinya Tanaka and Zennatsu Tanaka as at May 5th, 1944, against which were the following charges: Real Estate Commission \$77.50, Valuation \$5.00, Advertising \$4.00, Registration Fees \$8.00, Taxes \$11.38, Water Rates \$2.89, Balance of Agreement for Sale (Principle \$726.10 Interest \$37.12 Deed \$5.00) \$768.22 = \$876.99, leaving a net credit of \$673.01 from said transaction.

Adjustments as at March 16th, 1944, to the amount of \$6.20 Unexpired Fire Insurance Premiums, were placed to the credit of Jinya Tanaka and Zennatsu Tanaka's account.

The following Fire Insurance Policy:

Queen Insurance Company, Policy No. 281666 -
\$1200.00 - covering on dwelling at 565 East
Cordova Street,
was transferred to Stef Stasiuk and Nasitla Stasiuk, "Joint
Tenants."

OLD CERTIFICATE OF TITLE

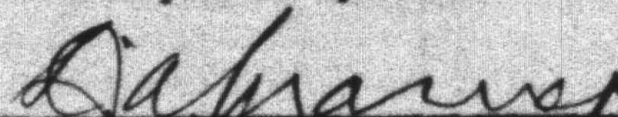
No. 99703-K

Was on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 100439-L in the names of Stef Stasiuk and Nasitla Stasiuk "Joint Tenants" was handed to N. Stasiuk, 4th May 1944, and her receipt of even date acknowledging same is on file.

The above summary is certified to be in
accordance with information on file.

April 30th, 1947.



D. A. CRAMER.

DAC:ic

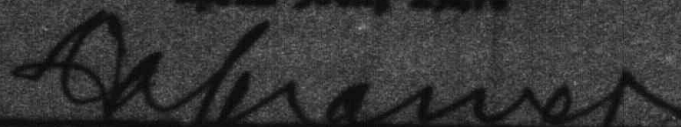
LIABILITY SUMMARY

Jinya TANAKA Reg. No. 06286 File No. 3630
~~Zensetsu TANAKA Reg. No. 07312 File No. 7644~~

Both Jinya Tanaka, Reg. No. 06286, and Zensetsu Tanaka,
Reg. No. 07312, declared on their respective J.P. Forms signed
10th April 1942 and 4th May 1942, that they had no Personal or
Trade Debts and there is no record of any claims having been
filed against them.

The above summary is certified to be in
accordance with information on file.

April 30th, 1947.


D. A. CRAMER

DAC:ls

For file 8690

File Nos. 3630 & 7644.
Catalogue No. 62.

April 26th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Jinya TANAKA, and
Zematsu TANAKA
Lot 19, Blk. 53, D.L. 196,
Qm. 1. N.W.D., Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated April 11th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 100437-L, dated April 11th, 1944, registering a Deed from Lillian Florence Taylor to Jinya TANAKA and Zematsu TANAKA.
2. Copy of application number 100438-L, dated April 11th, 1944, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 100439-L, dated April 11th, 1944, registering the property in the names of Stef Stasiuk and Nasitia Stasiuk - Joint Tenants (Deed).
4. Duplicate of Deed dated March 27th, 1944, from Lillian Florence Taylor to Jinya TANAKA and Zematsu TANAKA.
5. Duplicate of Transmission dated March 27th, 1944.
6. Duplicate of Deed dated March 27th, 1944 - Secretary of State to Stef Stasiuk and Nasitia Stasiuk, Joint Tenants.
7. Certificate of Indefeasible Title number 100439-L, dated April 22nd, 1944, covering the above property in the names of Stef Stasiuk and Nasitia Stasiuk - Joint Tenants.

D. A. Cramer

DAC:JS
Encs.